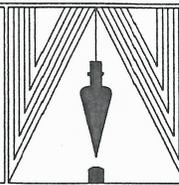
	WATSON SURVEYING	
	9501 CAPITAL OF TEXAS HWY. SUITE 303 AUSTIN, TX 78759 346-8566 FAX 346-8568	



FIELD NOTES FOR 2.0477 ACRES OUT OF LOTS 1-A AND 2-A, "AMENDED PLAT OF LOTS 1-A AND 2-A, AMENDED PLAT OF LOT 1 AND LOT 2, GREAT HILLS PHASE 'B', AND LOT 8, GREAT HILLS PHASE 'B'", A SUBDIVISION RECORDED IN DOCUMENT NO. 202000083, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.0477 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument set at the southwest corner of Lot 2-A, "AMENDED PLAT OF LOTS 1-A AND 2-A, AMENDED PLAT OF LOT 1 AND LOT 2, GREAT HILLS PHASE 'B' AND LOT 8, GREAT HILLS PHASE 'B'", as recorded in Document No. 202000083, for the POINT OF BEGINNING and southwest corner hereof;

THENCE N36°48'44"E 144.51 feet with the west line of Lot 2-A, to a ½" steel pin found, for northwest corner hereof;

THENCE S64°36'32"E 453.69 feet crossing said Lot 2-A and Lot 1-A, to a ½" steel pin found in the curving east line of Lot 1-A, also the curving west right-of-way (ROW) line of Bluegrass Drive, for the northeast corner hereof;

THENCE with said curving west ROW line and east line of Lot 1-A the following 2 courses:

- 1) along a curve to the right with chord of S28°01'37"W 99.72 feet and radius of 327 feet, to a ½" steel pin found at end of curve,
- 2) S36°47'50"W 120.12 feet to a ½" steel pin with orange cap set at the start of a transition curve from Bluegrass Drive to Bluffstone Drive;

THENCE along a curve to the right with chord of S81°47'50"W 28.28 feet and radius of 20 feet, to a ½" steel pin set at end of curve;

THENCE N53°12'10"W 439.98 feet along the south lot line of Lot 1-A and Lot 2-A, also the north ROW line of Bluffstone Drive to the POINT OF BEGINNING, containing 2.0477 acres of land, more or less.

See accompanying sketch for more information.

Field notes prepared 7 July 2020 by:


Stuart Watson, RPLS 4550



SKETCH TO ACCOMPANY FIELD NOTES FOR 2.0477 ACRES
 OUT OF LOTS 1-A AND 2-A, AMENDED PLAT OF LOTS
 1-A AND 2-1, AMENDED PLAT OF LOT 1 AND LOT 2,
 GREAT HILLS PHASE 'B' AND LOT 8, GREAT HILLS PHASE
 'B', A SUBDIVISION RECORDED IN DOCUMENT NO.
 202000083, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

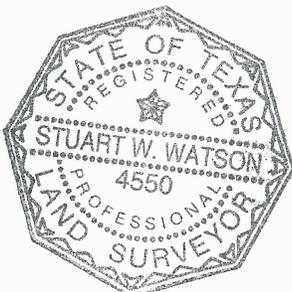
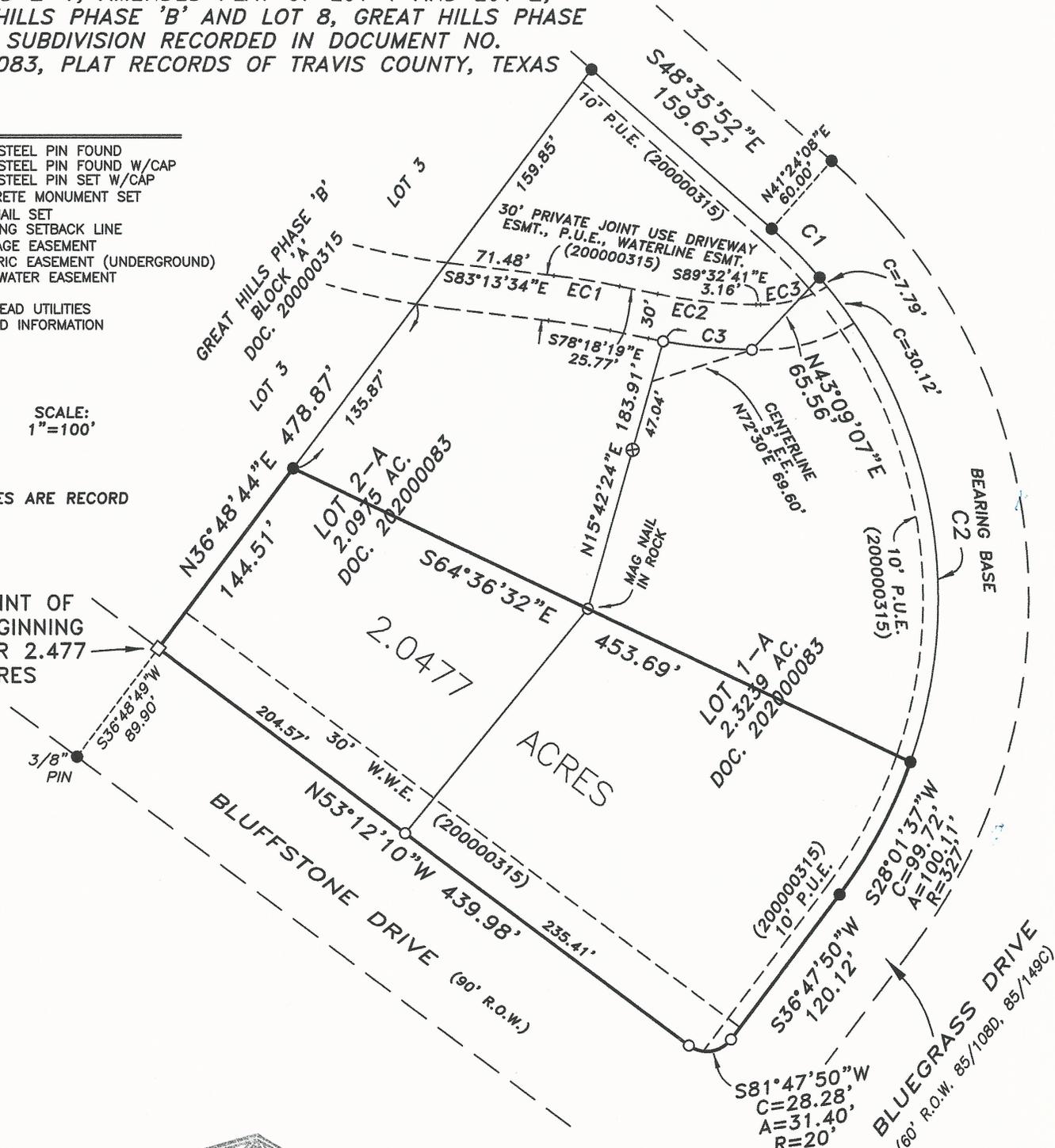
- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- 1/2" STEEL PIN SET W/CAP
- CONCRETE MONUMENT SET
- ⊕ 60D NAIL SET
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT (UNDERGROUND)
- W.W.E. WASTEWATER EASEMENT
- X- FENCE
- E- OVERHEAD UTILITIES
- () RECORD INFORMATION



SCALE:
1"=100'

ALL COURSES ARE RECORD

POINT OF
BEGINNING
FOR 2.477
ACRES

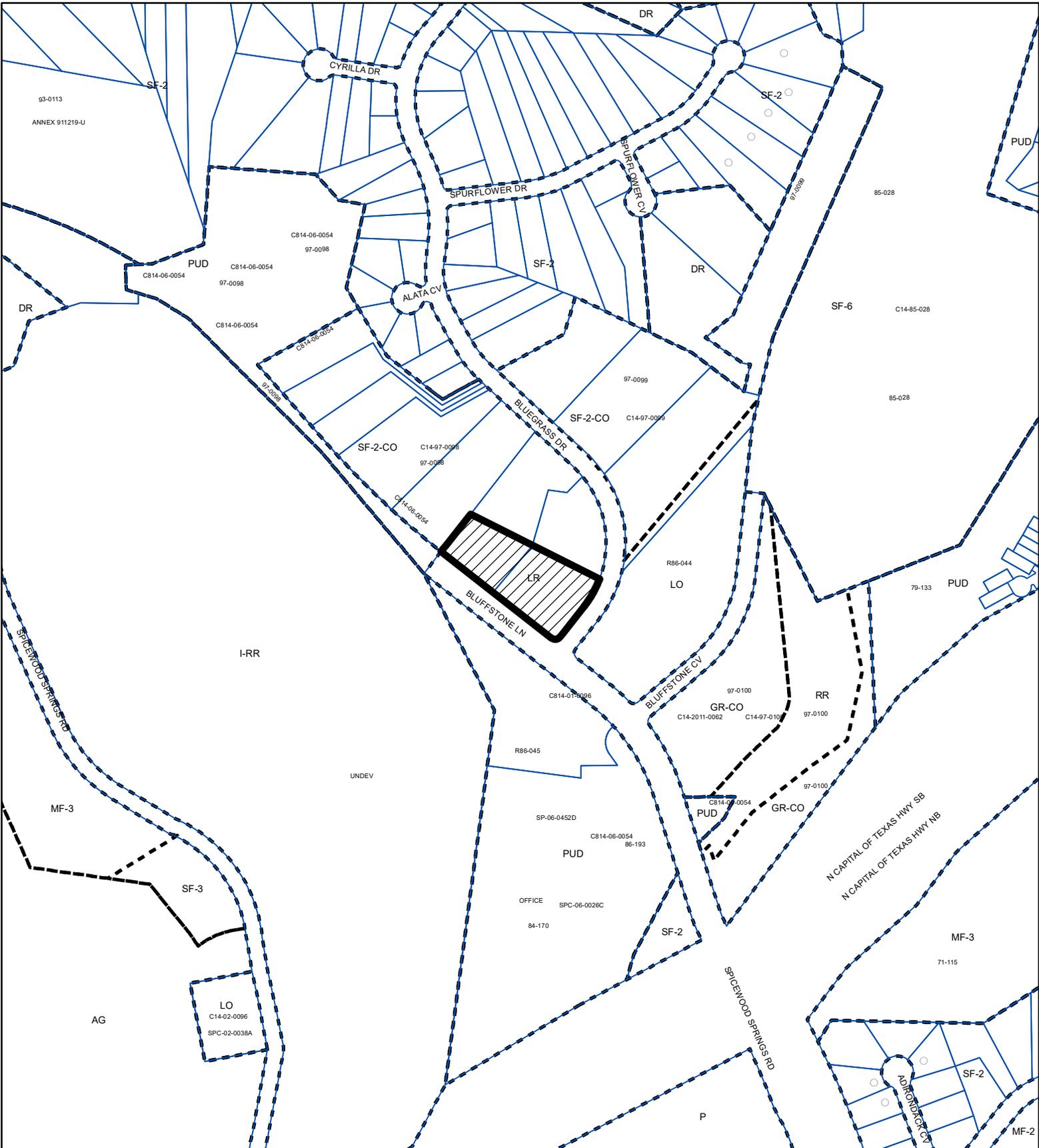


SURVEYED 7 JULY 2020 BY:

Stuart Watson

STUART WATSON
 REGISTERED PUBLIC LAND SURVEYOR
 REGISTRATION NO. 4550
 FIRM LICENSE NO. 10034700

WATSON SURVEYING
 9501 CAP OF TEX HWY, #303
 AUSTIN, TEXAS 78759
 PHONE (512) 346-8566



ZONING

ZONING CASE#: C14-2021-0096



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 5/26/2021